



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2504592
Applicant Name: Jennifer Kelly
Address of Proposal: 3208 South Holly Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into five parcels of land. Existing residential structure to remain.

The following approval is required:

Short Subdivision – to create five parcels of land.
(SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or
another agency with jurisdiction.

BACKGROUND DATA

Zoning: SF 5000

Date of Site Visit: October 21, 2005

Uses on Site: Single-Family Residence

Site and Vicinity Characteristics: The subject site is located to the southeast of the intersection of 32nd Avenue South and South Warsaw Street and abuts an undeveloped portion of South Holly Street to the

south. Although the site is addressed from South Holly Street, vehicle and driveway access are from 32nd Avenue South.

The site gently slopes from south to north. There are no known or mapped Environmentally Critical Areas (ECA's).

The site is a roughly triangular shape and borders a Seattle City Light (SCL) parcel to its west. The SCL parcel is undeveloped, beneath and a part of the larger SCL high-voltage power line right of way (ROW) to the west. The 32nd Avenue ROW directly to the west of the SCL parcel rises steeply to form a hill-side that extends northward and westward along South Warsaw Street.

Public Comment

No comment letters were received during or after the comment period that ended October 12, 2005.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from the drainage section of DPD, Seattle Public Utilities (SPU) for water availability, Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards and applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards.

Proposed parcel sizes are: Parcel A) 5,764 square feet, Parcel B) 6,132 square feet, Parcel C) 6,643 square feet, Parcel D) 6,844 square feet; and Parcel E) 6,194 square feet.

This short subdivision provides access for vehicles and public and private utilities. Adequate access for emergency personal and vehicles has been provided. The Fire Marshall approves this project subject to the extension of the 20 foot access easement road to within 150 feet of the furthest point of any future structure on proposed Parcel "D". A 22 by 22 foot vehicle turnaround will be located at either the boundary of proposed Parcel C and D or proposed Parcel D and E.

Vehicular access for all proposed parcels will be through an access easement extending from 32nd Avenue South and across proposed Parcels A, B, C, and D for the benefit of all parcels. Because of the steep hillside in the SCL and 32nd Avenue South ROW's and the acute angle of the intersection of South Warsaw Street and 32nd Avenue South, the required 20 foot wide access easement will enter the property at an angle less than 90 degrees (not perpendicular to the property line) and result in a "curb-cut" of 25 feet, the minimum necessary for safety and access as allowed by SMC 23.53.025.B.5. Pedestrian access for all lots is the same as vehicular access.

Because there is currently no pedestrian or vehicular access through the undeveloped ROW of South Holly Street the address for the house currently addressed as 3208 South Holly Street, and on proposed Parcel E, will be changed to be from 32nd Avenue South, following recording of this short plat.

Proposed Parcels D through E do not have street frontage and proposed Parcels B and C, although they have frontage on the 32nd Avenue South ROW, also do not have street frontage. To provide a location for addresses visible from 32nd Avenue South for proposed Parcels B, C, D, and E a location for the placement of address signs shall be provided on proposed Parcel A in a location north of the access easement and facing the 32nd Avenue South ROW. The address signage shall not be in the required 10 foot by 10 foot sight triangle unless less than 32 inches in height.

Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing storm water control, utility extensions, and the provision of required easements.

- City Light requires an overhead / underground utility access easement on the portion of the property shown as the "Ingress / Egress / Utility Easement". This shall be included on the face of the plat in the legal description.

The public use and interest are served by this proposal. The additional parcels created by this short plat create buildable lots for the future construction of additional housing in the City.

This site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable.

The parent site contains no trees and minimal small bushes. However, for any new construction the planting of new trees is required (SMC 23.44.008). These require the planting of 2 caliper inches of tree per each 1,000 square feet of lot area. In aggregate, this will require approximately 63 caliper inches of new trees to be planted.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees
2. Ensure the access easement road maintains a 20 foot width to within 150 feet of the furthest portion of any future structure on proposed Parcel D. Please consult with Captain Brian Shearer of the Seattle Fire Marshall's Office, 386-1449, if there are questions.
3. Include a 22 foot by 22 foot vehicle turnaround at either the property boundary of proposed Parcels C and D or proposed Parcels D and E.
4. Include the City Light easement in the legal descriptions and on the face of the plat.
5. Include an easement or covenant for the location of address signage on Parcels A to the north of the driveway access easement entry for the benefit of proposed Parcels B through E. This signage should be clearly identifiable from 32nd Avenue South.

After Recording and Prior to Issuance of Any Building Permits

The owner(s) and/or responsible party(s) shall:

6. Attach a copy of recorded short subdivision to all copies of future building permit application plans.
7. Apply for a Street Improvement Permit with the Seattle Department of Transportation (SDOT) for the pavement connection between the junction of 32nd Avenue South and South Warsaw Street. Extent of street / driveway entry improvements shall match those shown on the final plat, at a minimum, including the painting of a fog line delineating the street edge from driveway entry. The driveway width shall taper from the street intersection to a 20 foot width. A 25 foot diagonal "curb cut" width is approved per the discussion above. The required improvements shall be made prior to the issuance of building permits for any lots other than the first lot to apply.

Signature: _____ (signature on file) Date: April 13, 2006
Art Pederson, Land Use Planner

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